

1 BILL NO. R-87-01- 20

2 DECLARATORY RESOLUTION NO. R-09-87,

3 A DECLARATORY RESOLUTION designating  
4 an "Economic Revitalization Area"  
5 under I.C. 6-1.1-12.1 for property  
6 commonly known as 4619 Lima Road,  
7 Fort Wayne, Indiana 46808. (The  
8 Sign Shoppe, Petitioner).

9 WHEREAS, Petitioner has duly filed its petition dated  
10 January 20, 1987, to have the following described property  
11 designated and declared an "Economic Revitalization Area" under  
12 Division 6, Article II, Chapter 2 of the Municipal Code of the  
13 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-  
14 12.1, to-wit:

15 Lots 12, 13, 30, and 31, Houser's  
16 Subdivision, Block No. 1, Allen  
17 County, Indiana;

18 said property more commonly known as 4619 Lima Road, Fort Wayne,  
19 Indiana 46808;

20 WHEREAS, it appears that said petition should be pro-  
21 cessed to final determination in accordance with the provisions  
22 of said Division 6.

23 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
24 OF THE CITY OF FORT WAYNE, INDIANA:

25 SECTION 1. That, subject to the requirements of Section  
26 4, below, the property hereinabove described is hereby designated  
27 and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
28 12.1. Said designation shall begin upon the effective date of  
29 the Confirming Resolution referred to in Section 3 of this Resolu-  
30 tion and shall continue for one (1) year thereafter. Said desig-  
31 nation shall terminate at the end of that one-year period.

32 SECTION 2. That upon adoption of this Resolution:

(a) Said Resolution shall be filed with the Allen  
County Assessor;



(b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall only apply to a deduction of the assessed value of real estate.

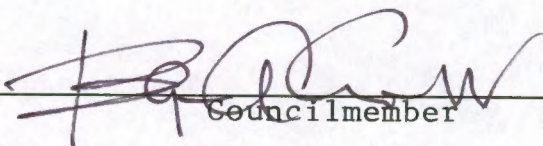
SECTION 4. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 5. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is hereby determined that the deduction from the assessed value of the real property shall be for a period of six (6) years.

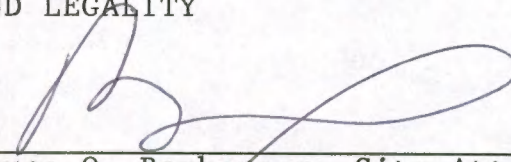
SECTION 6. That this Resolution shall be in full force

1 Page Three

2 and effect from and after its passage and any and all necessary  
3 approval by the Mayor.

4  
5   
6 Councilmember

7 APPROVED AS TO FORM  
8 AND LEGALITY

9   
10 Bruce O. Boxberger, City Attorney  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32



Read the first time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., E.

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Carver, seconded by Stier, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	_____	<u>1</u>	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	_____	_____	_____	<u>✓</u>	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 1-27-87

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~) (~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. B-09-87 on the 27th day of January, 1987.

ATTEST:  
Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

(SEAL)  
Mark E. GiaQuinta  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 28th day of January, 1987, at the hour of 1:00 o'clock P..M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 29th day of January, 1987, at the hour of 11:00 o'clock A..M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



AN APPLICATION TO  
THE CITY OF FORT WAYNE, INDIANA  
FOR DESIGNATION OF PROPERTY AS AN  
"ECONOMIC REVITALIZATION AREA"

RECEIVED

JAN 20 1987

ECONOMIC  
DEVELOPMENT

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

☒ Real Estate Improvements  
☐ Personal Property (New Manufacturing Equipment)  
☐ Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: THE SIGN SHOPPE (Doris & Gene Regnier)

Address of Applicant's Principle Place of Business:

4721 Lima Road

Fort Wayne, IN 46808

Phone Number of Applicant: (219) 483-1922

Street Address of Property Seeking Designation:

4619 Lima Road

Fort Wayne, IN 46808

S.I.C. Code of Substantial User of Property: \_\_\_\_\_

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>x</u>	<u>—</u>
Is the project site within the flood plain?	<u>—</u>	<u>x</u>
Is the project site within the rivergreenway area?	<u>—</u>	<u>x</u>
Is the project site within a Redevelopment Area?	<u>—</u>	<u>x</u>
Is the project site within a platted industrial park?	<u>—</u>	<u>x</u>
Is the project site within the designated downtown area?	<u>—</u>	<u>x</u>
Is the project site within the Urban Enterprise Zone?	<u>—</u>	<u>x</u>
Will the project have ready access to City Water?	<u>x</u>	<u>—</u>
Will the project have ready access to City Sewer?	<u>x</u>	<u>—</u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u>—</u>	<u>x</u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? B4

What zoning classification does the project require? B3

What is the nature of the business to be conducted at the project site?  
Manufacture (fabrication) and retail sales of small signs

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

None

What is the condition of structure(s) listed above? n/a

Current assessed value of Real Estate:

Land	<u>\$1240.00</u>
Improvements	<u>None</u>
Total	<u>\$1240</u>

What was amount of Total Property Taxes owed during the immediate past year? \$96.98 for year 1985.

Give a brief description of the proposed improvements to be made to the real estate.

Construction of a 5,000 sq.ft. combination shop and  
warehouse building.

Cost of Improvements: \$ 155,000

Development Time Frame: 5-1-87 to 9-1-87

When will physical aspects of improvements begin? May 1987

When is completion expected? August 1987

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: \_\_\_\_\_



What was amount of Personal Property Taxes owed during the immediate past year? \_\_\_\_\_ for year 19\_\_.

Give a brief description of new manufacturing equipment to be installed at the project site.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Cost of New Manufacturing Equipment? \$ \_\_\_\_\_

Development Time Frame:

When will installation begin of new manufacturing equipment? \_\_\_\_\_

When is installation expected to be completed? \_\_\_\_\_

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 3

How many permanent jobs will be created as a result of this project?  
6

Anticipated time frame for reaching employment level stated above?  
3 years

What is the nature of those jobs?

Additional Signcrafters and sales personnel

\_\_\_\_\_

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

Dimensions of property limits the building size and available parking area for other than small service type business.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

In what Township is project site located? Washington

In what Taxing District is project site located? Wash. Fort Wayne

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

Doris M. Regnier

4721 Lima Road

Fort Wayne, IN 46808

Phone Number of Contact Person (219) 483-1922

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

Doris M. Regnier  
Signature of Applicant

1/16/87  
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

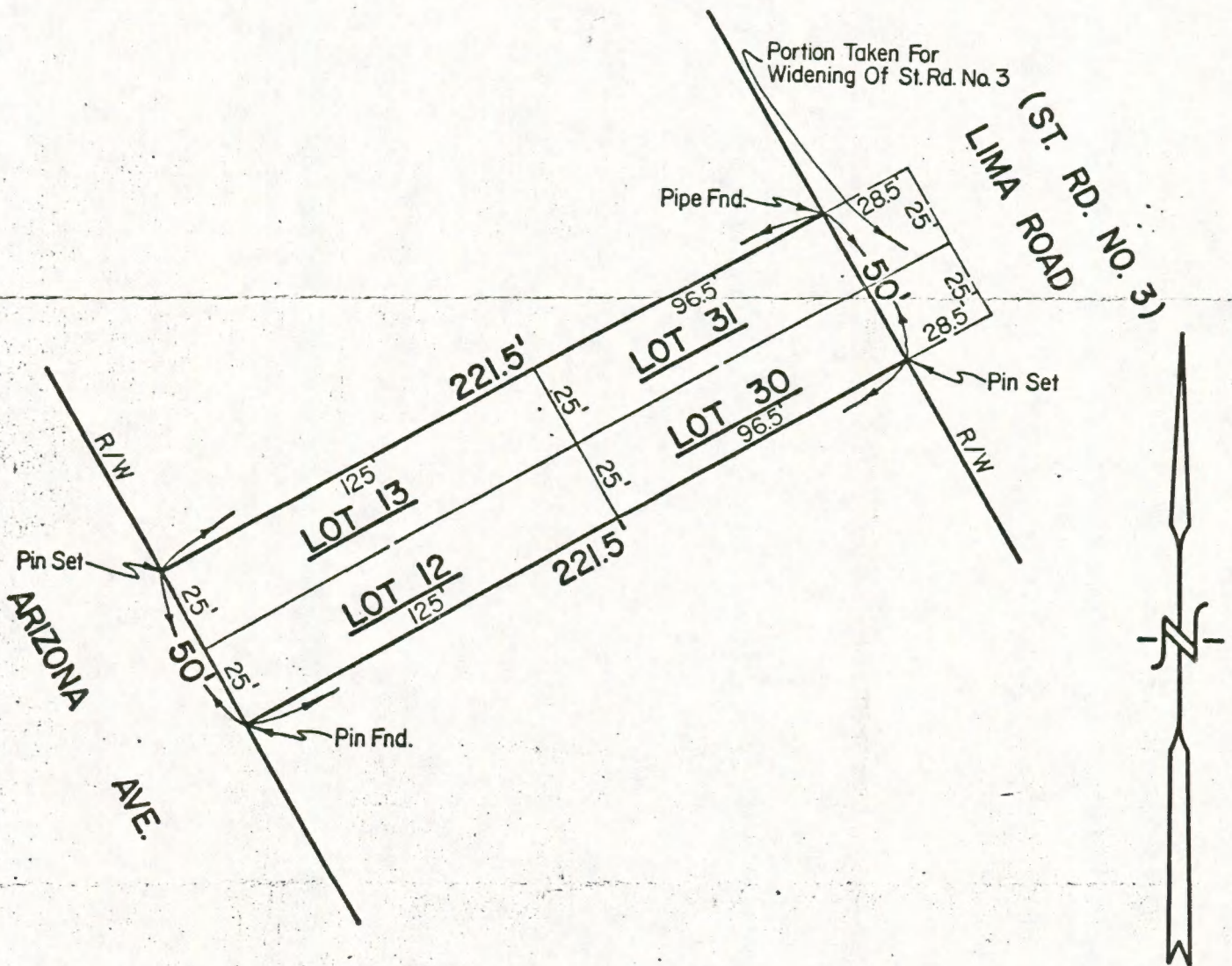


1042 Saint Joseph Boulevard  
Fort Wayne, Indiana 46805  
Phone (219) 424-6733

The undersigned Land Surveyor, registered under the Laws of Indiana, hereby certifies that he has made a resurvey of the real estate described and shown below.

Measurements were made and monuments set in conformity with the records on file in the office of the Recorder of ALLEN County, Indiana and to the best of my knowledge accurately shown. Any encroachments or discrepancies are shown below.

Legal description of real estate. Lots 12, 13, 30, and 31, Houser's Subdivision, Block No. 1.



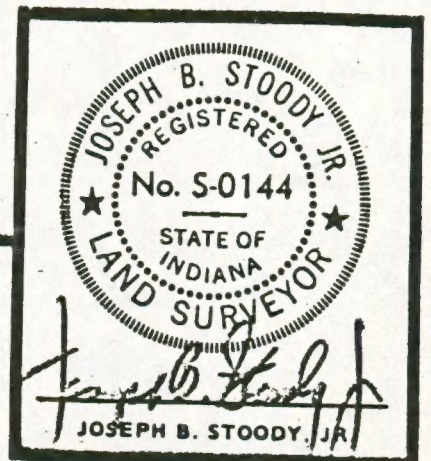
Subject real estate does not lie in a flood hazard area as defined by the Dept. of HUD, FIA Flood Hazard Boundary Maps.

FOR: SWIHART

Scale: 1" = 50'

JOB NO. 6937

DATE April 18, 1984





Admn. Appr. \_\_\_\_\_

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

Q-87-01-20

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic  
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly  
known as 4619 Lima Road, Fort Wayne, Indiana 46808. (The Sign  
Shoppe, Petitioner).

EFFECT OF PASSAGE Construction of a 5,000 sq. ft. combination shop  
and warehouse building.

EFFECT OF NON-PASSAGE Dimensions of property limits the building  
size and available parking area for other than small service type business

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$155,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_



BILL NO. R-87-01-20

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS  
REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) designating an "Economic  
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known  
as 4619 Lima Road, Fort Wayne, Indiana 46808 (The Sign Shoppe,  
Petitioner)

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG  
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~  
(RESOLUTION)

YES

NO

BEN A. EISBART  
CHAIRMAN

JAMES S. STIER  
VICE CHAIRMAN

CHARLES B. REDD

DONALD J. SCHMIDT

SAMUEL J. TALARICO

CONCURRED IN 1-27-87

SANDRA E. KENNEDY  
CITY CLERK